

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2008-0011

**ZAP Date:** February 19, 2008

**ADDRESS:** Decker Lane @ US 290 E& SH 130  
(Southwest corner of Highway US 290 E Frontage Road and Decker Lane)

**OWNER/APPLICANT:** Decker Land Holdings, LP, a Delaware limited partnership  
(Don Glatthorn)

**AGENT:** Graves, Dougherty, Hearon & Moody (Peter Cesaro)

**ZONING FROM:** Unzoned (UNZ)      **TO:** CH-CO      **AREA:** 2.058 acres

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of commercial highway services – conditional overlay (CH-CO) district zoning. The conditional overlay would limit the trip generation to no more than 2000 daily vehicle trips.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

February 19, 2008: APPROVED STAFF'S RECOMMENDATION OF CH-CO DISTRICT ZONING; BY CONSENT.

[C. Hammond, J. Shieh 2<sup>ND</sup>] (5-0) J. Martinez, T. Rabago – ABSENT / K. Jackson – Not yet arrived.

### **DEPARTMENT COMMENTS:**

The property is an unzoned and undeveloped property near the intersection of State Highway 130 and US Highway 290 East. The property is adjacent to the Harris Branch and SH 130 Planned Unit Developments, both of which call for the equivalent of CH zoning along US 290.

The property is in the process of being annexed. Service extension plans for the property are in review. The intent of the rezoning case is to have a rezoning request to CH ready for approval at the time of annexation, avoiding the need for the property to receive interim zoning. Annexation is scheduled to be heard by the City Council on March 27, 2008.

A traffic impact analysis was not feasible at this time as the final relationship of the property to the access roads of the adjacent and nearby highways is not fully determined. Once these significant details have been established, the property owner will conduct a traffic impact analysis. At that time the property owner will also request a rezoning to update the conditional overlay to incorporate the recommendations of the traffic impact analysis.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	Unzoned	Undeveloped
<i>North</i>	PUD	CH uses along US 290
<i>South</i>	Unzoned	Undeveloped
<i>East</i>	PUD	Undeveloped
<i>West</i>	PUD	Undeveloped

**AREA STUDY:** The property does not lie within a designated neighborhood planning area.

**TIA:** A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117].

**WATERSHED:** Gilleland Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- Harris Branch Residential Homeowners Association
- Northeast Action Group
- Austin Neighborhoods Council
- Home Builders' Association of Greater Austin

**SCHOOLS: (Manor)**

The property falls within the Manor ISD.

**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Bicycle Plan</b>	<b>Sidewalks</b>	<b>Capital Metro</b>
US Hwy 290	441'	Varies	Highway	No	No	Express R
Decker Lane	126'	53'	Arterial	No	No	No

**CITY COUNCIL DATE:**

March 27, 2008

**ACTION:**

**ORDINANCE READINGS:**

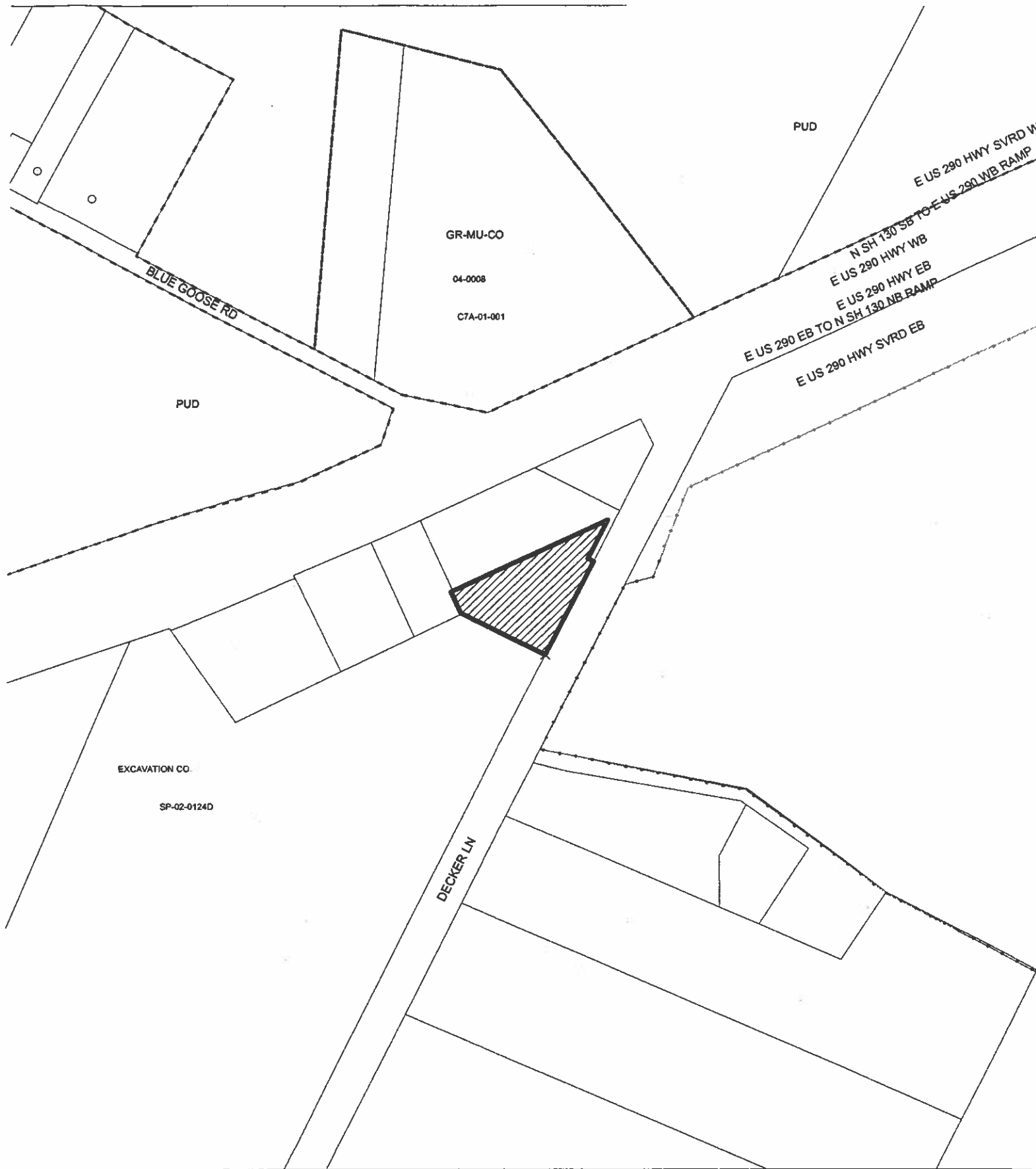
1<sup>st</sup>      2<sup>nd</sup>      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Joi Harden




e-mail address: joi.harden1@ci.austin.tx.us

**PHONE:** 974-2122



# ZONING

ZONING CASE#: C14-2008-0011  
 ADDRESS: DECKER LANE  
 SUBJECT AREA: 2.058 ACRES  
 GRID: R28  
 MANAGER: J. HARDEN

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



C14-2008-0011  
130/290 Retail  
From UNZ to CH-CO

DECKER

GOOSE

EUS 290 WB 290 HWY 130  
EPAWPER LN TO EUS 290 WB 290 HWY 130  
SH 130 NB  
EUS 290 EB 290 HWY 130

## **SUMMARY STAFF RECOMMENDATION**

Staff recommends approval of commercial highway services – conditional overlay (CH-CO) district zoning. The conditional overlay would limit the trip generation to no more than 2000 daily vehicle trips.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *Zoning changes should be consistent with the purpose of the zoning district.*

Commercial highway services (CH) district is the designation for a use that has operating and traffic generation characteristics that require that the use be located at the intersection of state maintained highways. A CH district may be located along the following highway corridors – IH-35, US-183, US 290, SH-71, FM 1325 (north of US 183) and Loop 1 (north of US 183).

US 290, at the intersection of SH 130, is an appropriate site for this type of intense zoning district.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The Harris Branch PUD to the north is based on CH zoning along US 290. Similar zoning has been requested for the land between the subject tract and SH 130.

## **Transportation**

Additional right-of-way will be required at the time of subdivision or site plan application.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

## **Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Decker Creek and Gilleland Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%



Commercial	80%	90%
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According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

### **Water and Wastewater**

The property is in the process of being annexed and Service Extension Plans for the property are in review.

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.